



COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

October 22, 2014

Mr. Steven Jones, AICP
Principal Planner
Department of Regional Planning
320 West Temple Street, Room 1346
Los Angeles, California 90012

Dear Mr. Jones:

**VESTING TENTATIVE TRACT MAP 46018-11 (PLUM CANYON)
REVISION TO MODIFICATION OF RECORDED MAP
OPEN SPACE, PARK, AND TRAIL CONDITIONS OF MAP APPROVAL
REGIONAL PLANNING MAP DATED SEPTEMBER 25, 2014**

This letter details the Department of Parks and Recreation (Department)'s open space, park, and trail conditions of map approval for the above map.

OPEN SPACE CONDITIONS

Subdivider has offered to dedicate to the County 86.58 acres of Open Space ("the Open Space"), shown on Lot 41 within the Modified Vesting Tract Map No. 46018-11. The Open Space is subject to a United States Army Corps of Engineers (ACOE) Conservation Easement. The Department understands that the Subdivider is working with the ACOE to finalize the language of the Conservation Easement document.

Following a site visit and additional research, the Department has determined that the Open Space has potential for Natural Area purposes which include passive recreation, hiking, nature study, wildflower and wildlife observation, and photography. The required Conservation Easement on the Open Space would also ensure that a large wildlife corridor would connect Plum Canyon to Bouquet Canyon, Vasquez Canyon, and Haskell Canyon. This corridor would preserve connectivity and protect wildlife movement throughout the area.

1. The Department is currently reviewing the draft language of the Conservation Easement document and will be providing comments to the Subdivider. Subdivider shall incorporate changes to the Conservation Easement document should any be required by the Department and County Counsel.

2. Should the Department find the terms and requirements of the Conservation Easement document acceptable, Subdivider shall convey to the County the undeveloped, 86.58 acres of Open Space, shown on Lot 41 within the Modified Vesting Tract Map No. 46018-11.
3. Subdivider shall pay for all real estate expenses associated with the donation and transfer of title of the Open Space to County ownership. Such expenses include (but may not be limited to) the costs of a Phase I Environmental Site Assessment, Preliminary Title Report, California Land Title Association (CLTA) Owner's Title Policy, and Escrow Fees.

PARK CONDITIONS

The basic Quimby park land obligation for this project is 23.55 net acres (maximum slope 3%) [see attached Quimby Obligation Report and Worksheet]. The Department's park conditions of map approval are as follows:

1. Subdivider shall convey to the County a developed, 8.67 net-acre Public Park ("the Public Park"), shown on Lot 35 within the Modified Vesting Tract Map No. 46018-11.
2. The Public Park shall contain the following improvements and conform to the layout shown on the Modification to Recorded Vesting Tract No. 46018-11, Exhibit "A", Sheet 3: park signage; pavilion; parking lot with minimum 40 spaces and three (3) ADA accessible spaces, and equestrian pull-through for loading/unloading/ staging in the North parking lot; equestrian staging area; park benches; restroom building with storage; picnic areas with picnic tables; one (1) basketball court with bench seating; one (1) ball field with multi-use field overlays; par course; two (2) Children's Play Areas (2-5 year old and 5-12 year old) with shade canopy and fencing adjacent to parking lot; shaded open areas; ADA compliant walkways (10' minimum width); information kiosk; security lighting; fencing; park landscaping and planted buffers (including plant material, grading, irrigation and drainage); locking gates at park entrance; drinking fountains(s) and trash enclosures. The following will be specified in the Design Development Phase: grading and drainage standards; the locations of security lighting, drinking fountains, trash enclosures; and the design of fences, and buffers and type of materials.
3. The following off-site improvements to the Public Park shall be provided without receiving Quimby credit: full street improvements and utilities/utility connections, including, but not limited to curbs, gutters, relocation of existing public utility facilities, street paving, traffic control devices, public trees, public streets and sidewalks. Utility types, sizes, and locations shall be to the satisfaction of the Department. Utilities shall include water meter and utility lines (electricity, sewer,

and telephone). Provide a left turn pocket from the parking lot onto Skyline Ranch Drive in compliance with Department of Public Works' conditions. The proposed Skyline Ranch Road must be aligned to run outside the boundary of the proposed Public Park, as it is shown on the Exhibit Map "A" and "A-1" submitted to the Department of Regional Planning, dated December 6, 2011.

4. Prior to the County accepting title to the Public Park, create a Landscaping and Lighting Act District (LLAD) or other funding mechanism to the satisfaction of the County for the mutual benefit of Subdivider and the County to maintain the park. When forming an LLAD, all easements must be dedicated with recordation.
5. Whenever these conditions require the Subdivider to enter into a Park Development Agreement (PDA) and to post bonds (Faithful Performance; Labor and Materials) with the Department and to submit a Park Delivery Schedule:
 - a. the PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on November 15, 2011;
 - b. the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works (DPW) and the Department may require them to be updated prior to construction commencement if contracted construction costs change; and
 - c. the Park Delivery Schedule shall use the critical path method (CPM), identify the design development phase and the various stages of construction document development, include all submittals, reviews, and approvals required by said phase/stages; permits; park construction commencement and completion dates identified as milestones; tests, inspections, and sign-offs; preparation and review time for the park deed, ALTA title policy and survey; and deed recordation. The Initial Park Delivery Schedule shall serve as the baseline for all activities. Subdivider shall update the Park Delivery Schedule on a monthly basis to show actual progress compared to planned progress and submit the updates to the Department on the first County business day of each month. If as a result of these monthly schedule updates it appears that the Park Delivery Schedule does not comply with the critical path, the Subdivider shall submit a Recovery Schedule as a revision to the Park Delivery Schedule showing how all work will be completed within the period for park delivery. In the event Subdivider fails to comply with any submittal required by this condition, the Department shall give written notice to Subdivider describing such breach. If Subdivider fails to cure said breach, the Department may do one or both of the following: (1) withhold further clearance of final maps which contain residential units and (2) request the Department of Public Works to withhold further issuance of residential building permits until the required submittal is made. Notice shall be deemed given when sent by

Certified Mail, postage prepaid or by reliable over-night courier to Subdivider's address set forth in the PDA.

6. Amended Public Park Development Agreement:

Prior to the Department's clearance for recordation of modified unit map 46018-11, execute an amendment to the Park Development Agreement (PDA) entered into on November 15, 2004, by and between the Plum Canyon Master, LLC and the Department. The amended PDA shall require:

- a. Park construction to commence and the park pad to be completed prior to the County's issuing residential building permits for final unit map 46018-11. Construction commencement is defined to start when the Subdivider starts fine grading/utility installation for the park, whichever comes first.
- b. Park construction to be at prevailing wage unless only refunded Quimby fees were accepted by Plum Canyon Master, LLC and no Prop A funds were received as reimbursement.
- c. Park construction to be completed and the Public Park conveyed to the County 18 months after construction commencement.
- d. Bonds (Performance, Labor & Materials) and construction cost estimate attached to PDA. Prior to construction commencement, bonds to be updated based upon DPW-stamped approved (permitted) construction documents and contracted/subdivider's schedule of values.
- e. Park Delivery Schedule.
- f. Plum Canyon Master, LLC shall diligently pursue both the approval of final engineering and subsequent construction of the park with no unreasonable delay.
- g. Plum Canyon Master, LLC agrees to encumber all of the proposed park land such that no other use is permissible to the satisfaction of the County.

7. Whenever a final map having multiple residential units on one or more lots is submitted to the Department for clearance, it shall be accompanied by a letter/table signed by the engineer of record identifying each residential lot by the number and amount of residential units organized into the following categories:

- a. Single-family (SF) detached units (includes detached condominium product);
- b. Multi-family dwelling units, <5 units per building (duplex-, tri-plex-, four-plex-, and town-home product types, condominiums and apartments); and

- c. Multi-family dwelling units, 5 or more units per building (townhomes, condominiums, apartments).
8. Convey the Public Park by recordable grant deed showing the fee vested with the County of Los Angeles, and free of all encumbrances except those that do not interfere with the use of the property for park or recreational purposes. Subdivider's designated title company shall provide the County with an ALTA title policy and survey and shall record the park deed simultaneously to County's acceptance of the park improvements, as evidenced by the County's issuance of a Certificate of Acceptance for the park, and shall deliver the recorded deed to the Chief Executive Office Real Estate Division, Property Management Section, 222 South Hill Street, Third Floor, Los Angeles, CA 90012.
9. Any major change proposed by the Subdivider to the Public Park's improvements, size (not more than 2 acres variance), shape, location, or typography as shown on the approved tentative tract map shall be deemed a revision of the tentative tract map and shall require the filing of a revised map, as described in Los Angeles County Code Section 21.62.030.
10. Designate and identify a project manager who will oversee design and construction of the Public Park. The project manager shall communicate by providing written documentation via facsimile, e-mail, or mail to County's representative and abide by County's requirements and direction to ensure acceptable park completion; provide the County with reasonable access to the Public Park site and the park improvements for inspection purposes and at a minimum initiate and coordinate the following inspections and approvals during the course of construction with not less than two County business days advanced notice of any request for inspection or approval: (1) contractor orientation/pre-construction meeting; (2) construction staking and layout; (3) progress/installation inspections to be scheduled on a weekly basis or as required to insure conformance with construction documents; (4) irrigation mainline and equipment layout; (5) irrigation pressure test; (6) irrigation coverage test; (7) weed abatement after abatement cycle, to review degree of kill; (8) plant material approval; (9) plant material/Hydroseed/pre-maintenance inspection; (10) substantial completion and commencement of maintenance period; (11) final walk through and acceptance. Continued work without inspection and approval shall make Subdivider and its subcontractors solely responsible for any and all expenses incurred for required changes or modifications. County reserves the right to reject all work not approved in conformance with this condition.
11. Submit park plans and specifications to the Department for review and approval during the design development stage, fifty percent (50%), seventy five percent (75%), ninety percent (90%), and one hundred percent (100%) stages of construction document development. Specifications and a grading plan (scale 1 inch = 40 feet or as required by the Department) shall be submitted to the

Department concurrent with the final grading plan submittal to DPW. The respective stage of each submittal shall be clearly labeled on the drawings. Plan submittals shall be made by giving the Department three (3) sets of drawings and a CD-ROM containing the drawings in AutoCAD format. Any corrections or changes made by the Department during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for the Department's approval of said stage prior to permission by Department for Subdivider to proceed with the next stage. The Public Park shall be developed in accordance with park improvement plans approved by the Department, using standard construction activities and responsible contractors licensed by the State of California to perform this type of work. Sole responsibility for completion of the park improvements, and payment of all costs incurred, lies with the Subdivider.

12. Obtain all applicable jurisdictional approvals, comply with all applicable federal, state, and local laws, rules, codes, and regulations; obtain, coordinate and pay for all studies, permits, fees and agency inspections required to design and build the park; provide one (1) copy of all studies, permits, inspection reports, and written approvals to the Department's representative; provide the County with certification that the playground(s) constructed in the Public Park meet American Society for Testing and Materials (ASTM) standards, United States Consumer Product Safety Commission (USCPSC) standards, and all State of California accessibility playground guidelines.
13. Provide the Department with written Notice of Construction Commencement for the Public Park. The Construction Phase is defined as the period of time from said notice to the date the Department issues its Notice of Acceptance of Completed Park Improvements, inclusive of the 90-day plant establishment period. Upon completing park construction, and obtaining final sign off from DPW on all code compliance issues, notify the Department in writing by submitting a Notice of Completion of Park Construction. Within thirty (30) days after receipt of said notice, Department shall inspect the park and reasonably determine whether or not the park improvements have been constructed in accordance with the construction documents, and to a level of quality and workmanship for the Department to issue its Notice of Acceptance of Completed Park Improvements. If park construction is unacceptable, within fifteen (15) County business days after inspection, Department shall provide Subdivider with a list of items that need to be corrected, after receipt of said list, in order for the Department to issue its Notice of Acceptance of Completed Park Improvements, or issuance of said notice will be delayed until the items on the list are corrected.
14. Upon Department's Notice of Acceptance of Completed Park Improvements, provide the Department with two (2) sets of record drawings, maintenance manuals, and irrigation controller charts, and contact information for utility companies and utility account codes in order for the Department to request timely

transfer of utilities serving the Public Park. These documents shall also be submitted on a CD-ROM with the drawings in AutoCAD format.

TRAIL CONDITIONS

The Department is requiring the Subdivider to dedicate and construct a Multi-Use (hiking, mountain biking, and equestrian) Trail and Staging Area with amenities. The location of the proposed Mint Canyon Trail alignment and Staging Area, as shown on Map Sheet Three (3), is acceptable to the Department. The Department's trail conditions of map approval are as follows:

1. Subdivider shall dedicate a twenty-foot (20') wide Multi-Use Mint Canyon Trail easement, and construct said Trail with connectivity from the Staging Area to the existing dirt road located within the adjacent Skyline Ranch (TR #60922) subdivision.
2. Subdivider shall dedicate an easement to an entity (such as the homeowners' association) other than this Department for the culvert outside of the Staging Area to direct water runoff from the proposed v-ditch shown in section X-X on Sheet Three (3) of Three (3) to an appropriate offsite location.
3. The required easement dedications shall be recorded via separate instrument prior to final map recordation.
4. Subdivider shall construct a seven-foot (7') wide natural surface (dirt) Trail within the portion of the trail dedication that extends from the proposed Public Park to the end of the fifteen foot (15') wide flood control easement as shown in section X-X on Sheet Three (3) of three (3).
5. Subdivider shall construct a twelve foot (12') wide natural surface (dirt) Trail within the twenty-foot (20') wide trail dedication extending from the end of the fifteen foot (15') wide flood control easement to the existing dirt road located within the adjacent Skyline Ranch (TR #60922) subdivision.
6. Full public access shall be provided for the Multi-Use Trail and Staging Area.
7. Easement dedications shall be outside the road right-of-way.
8. Prior to project grading, the Subdivider shall:
 - a. Submit grading plans to the Department with detailed grading information for the Mint Canyon Trail. The detailed grading information for trail construction shall conform to the County Trails Manual and any applicable County codes, but not limited to the following:

- i. Cross slope gradients not to exceed four percent (4%) with two percent (2%) preferred, and longitudinal (running) slope gradients not to exceed twelve percent (12%) for more than fifty feet (50').
 - ii. Typical trail section and details to include:
 - Width and name of trail
 - Longitudinal (running) gradients
 - Cross slope gradients
 - iii. Bush hammer (or equivalent) finish at minimum width of eight (8') feet for roadway trail crossings at all concrete surfaces.
 - iv. Appropriate retaining walls as needed.
 - v. Appropriate fencing where deemed necessary, for user safety, as approved in writing by the Department.
 - vi. Lodge pole fencing required to circumvent the Staging Area. Please contact the Department to obtain specifications.
 - vii. Any streetlight pole(s) must have cross-walk activation buttons at two (2) heights to accommodate both pedestrian and equestrian traffic. Request coordination with Public Works to address crosswalk design standards.
 - viii. Any mid-point trail street crossings must be approved by the Department of Public Works.
9. After project and trail grading approvals, but prior to building permit issuance, the Subdivider shall:
 - a. Submit a preliminary construction schedule showing milestones for completing the Trail, including installation of the Staging Area amenities as described in condition 10.b. Provide updated trail construction schedules, as needed, to the Department on a monthly basis.
 - b. Stake the centerline of the Trail and then schedule a site meeting with the Department's Trails Section for trail alignment inspection and approval.
10. Subdivider shall construct the Trail and Staging Area as follows:
 - a. Trail: Design and construct the specified width of trail within the twenty foot (20') dedicated easement in a manner consistent with the County of Los Angeles Trails Manual (Trails Manual). The Trails Manual is available online at http://file.lacounty.gov/dpr/cms1_208899.pdf. Significant deviation from the

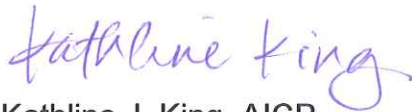
design guidelines in the Trails Manual must be reviewed and approved by the Department.

- b. Staging Area: Provide all amenities required by the Department, as shown on sheet three (3) of three (3), Exhibit "A-1", including: 1) decomposed granite ground cover; 2) shade ramada; 3) minimum one steel picnic table; 4) dual drinking fountain (potable water) for human consumption on top and dog consumption at the bottom; 5) lodge pole fencing circumventing the Staging Area; 6) one hitching rail with minimum 20' X 32' safety area; 7) horse drinker (Littler Giant Item #88ESW); and 8) trail access gate with pass-through for non-motorized trail users.
11. Subdivider shall notify the Department within five (5) business days of completion of trail construction including installation of all required amenities for a Final Inspection Trail/Staging Area Walk to ensure the Trail and Staging Area have been constructed in compliance with the Trails Manual design guidelines. Any portions of the constructed Trail and Staging Area not approved shall be corrected and brought into compliance with the trail design guidelines within thirty (30) calendar days. The Subdivider shall then call the Department to schedule another site inspection.
12. Prior to the Department's final acceptance of the constructed trail alignment for the Mint Canyon Trail and the Staging Area, the Subdivider shall:
- a. Submit electronic copies on CD or DVD (AutoCAD) of the as-built Trail, grading and construction drawings to the Department, Trails Planning Section.
 - b. Submit a letter to the Department requesting acceptance of the dedicated constructed trail. The Department will issue a trail acceptance letter only after receiving a written request for final trail approval and as-built trail drawings.

Mr. Steven Jones
October 22, 2014
Page 10

Please contact me at (213) 351-5098 or Clement Lau of my staff at (213) 351-5120 if you have any questions regarding these recommended conditions of map approval.

Sincerely,



Kathline J. King, AICP
Chief of Planning

KK:CL:RE:ner 46018 Plum Canyon Open Space Park and Trail Conditions 102204

Attachments: Park Obligation Report and Worksheet

c: Sikand Engineering (M. Sikand)
CEO-RED (R. Hernandez)
Parks and Recreation (N. E. García, J. Gargan, C. Lau, F. Moreno, O. Ruano,
R. Ettleman, J. McCarthy, W. Leary)



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # **46018** DRP Map Date: **09/25/2014** SCM Date: **10/30/2014** Report Date: **10/21/2014**
Park Planning Area # **35D** **CANYON COUNTRY** Map Type: **REV. (REV RECD)**

Total Units **2,485** = Proposed Units **2,485** + Exempt Units **0**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	23.55
IN-LIEU FEES:	\$2,479,344

Conditions of the map approval:

The park obligation for this development will be met by:

The dedication of 8.67 acres for public park purposes.
The payment of \$1,566,566 in-lieu fees.
Conditions of approval attached to report.

Trails:

See also attached Trail Report.

Comments:

The Quimby obligation of this development is based on Regional Planning map dated December 7, 1987 and approved by the Board of Supervisors on October 12, 1988. This park obligation will be met by the dedication of a 8.67 net-acre developed public park.

A total of \$1,230,690 in in-lieu fees have been paid to date. The amount of the outstanding balance, \$353,774, will be credited against park development costs instead of being collected. Total numbers of units cleared are: 1,175 single-family homes and 720 multi-family units. Balance of units to be cleared are: 108 single-family homes and 482 multi-family units.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By:

Kathline J. King
Kathline J. King, Chief of Planning

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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # **46018**

DRP Map Date: **09/25/2014**

SMC Date: **10/30/2014**

Report Date: **10/21/2014**

Park Planning Area # **35D**

CANYON COUNTRY

Map Type: **REV. (REV RECD)**

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Ratio} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **2,485** = Proposed Units **2,485** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.40	0.0030	1,283	13.09
M.F. < 5 Units	2.90	0.0030	1,202	10.46
M.F. >= 5 Units	2.10	0.0030	0	0.00
Mobile Units	3.01	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				23.55

Park Planning Area = **35D CANYON COUNTRY**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	23.55	\$105,280	\$2,479,344

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
35	Public Park	9.75	88.92%	8.67	Public
Total Provided Acre Credit:				8.67	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
23.55	8.67	0.00	14.88	\$105,280	\$1,566,566